

Meagan Redfern

SDMS Document ID



1050820

#1561

From: OCARS\_Pro@uncc.org  
Sent: Thursday, March 10, 2005 11:19 AM  
To: Meagan Redfern  
Subject: UNCC EMLCFM 2005/03/10 #00255 0105761-000 NORM NEW

EMLCFM 00255 UNCC 03/10/05 11:18 AM 0105761-000 NORM NEW STRT LREQ

Ticket Nbr: 0105761

Original Call Date: 03/10/05 Time: 08:22 AM Op: MRE  
Contr Excav Date : 03/15/05 Time: 07:00 AM Extended job: N  
Locate By Date : 03/14/05 Time: 11:59 PM Hrs Notice: 119 Meet: N  
State: CO County: DENVER City: DENVER  
Addr: 3433 Street: COOK ST  
Grids: 03S068W25NE : : Legal: N  
Type of Work: SOIL EXCAVATION TO A DEPTH OF 12 INCHES Exp.: N  
Boring: N  
Location: LOC ENTIRE LOT\*ACCESS OPEN\*FROM CURB ONTO THE PROPERTY  
Company : PROJECT RESOURCES INC.  
Caller : MEAGAN REDFERN Phone: (303)487-0377  
Alt Cont: AMY JAMES Phone: (303)487-0377  
Fax: Email: MREDFERN@PROJECTRESOURCESINC.COM  
Done for: CORPS OF ENGINEERS/EPA  
Remarks:

Members 360NT3 = 360 NETWORK-TOUCH AMERICA ATCT01 = AT&T  
Members CMSND00= COMCAST - NORTH DENVER PCNDU0 = XCEL ENERGY-NORTH  
DENVER  
Members PSND14 = XCEL ENGY--APPT SCHEDULE-- U QLNCND0= QWEST LOCAL  
NETWORK (UQ)  
Members QLNCND1= QWEST LOCAL NETWORK  
You are responsible for contacting any other utilities that are not  
listed above  
including the following tier 2 members not notified by the center:  
DNVH20 DENVER WATER DEPT (303)628-6666  
DNVPR1 DENVER PARKS & REC. (303)458-4839  
DTEO01 DNVR TRAFFIC ENG OPERAT. (720)865-4001  
WWMG01 WASTEWATER MGMT DIVISION (303)446-3744

soil  
this area has  
many items  
that will need  
to be moved

soil  
over hang

20X14  
(289)

Garage

shed

shed

soil 4x24 (96)

shed

soil

26X11  
(286)

soil

Building

3433 Cook  
House

3X18 (54)

leave trees

red mulch

Gas

tree leave

sprinkler  
controls

25X21  
(523)

soil

Drainage  
Pipe

16X22  
(352)

soil

100  
5X20

soil

Red mulch  
soil

7X48

(336)

rose  
bush  
take

Red mulch  
soil

owner will try  
and save trees

13X48 (624)

soil

tree  
leave

soil

tree  
leave

rose  
bush  
take

## Property Access Checklist

Property ID: <u>1561</u>	<input type="checkbox"/> WORK STARTED ON: <u>  </u> / <u>  </u> / <u>  </u>
Property Address: <u>3433 Cook</u>	<input type="checkbox"/> WORK COMPLETED ON: <u>  </u> / <u>  </u> / <u>  </u>

Property Owner: <u>Ben Horiuchi</u>	Property Renter:
Mailing Address:	Home Phone:
	Fax:
	Cell/Pager:
Home Phone: <u>303-399-8474</u>	Additional Information:
Fax:	
Cell/Pager:	

<input checked="" type="checkbox"/> Notification Letter	Sent: <u>10/4/04</u>	By: <u>Amy James</u>
<input checked="" type="checkbox"/> Access Agreement	Signed: <u>10/16/04</u>	By: <u>Ben Horiuchi</u>
<input checked="" type="checkbox"/> Restoration Agreement	Signed: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Topsoil Sampling (if applicable)	<u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Disposal Sampling (if applicable)	<u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Garden Sampling (if applicable)	<u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Utility Clearance	Called: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input checked="" type="checkbox"/> Video/Photos (Before)	On: <u>11/11/04</u>	By: <u>Amy James</u>
<input type="checkbox"/> Video/Photos (During)	On: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Video/Photos (After)	On: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Video/Photos (30-Day)	On: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Property Completion Agreement	Signed: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
<input type="checkbox"/> Final Report	Issued: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>

### Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u>  </u> / <u>  </u> / <u>  </u>	By: <u>  </u>
Results:		

## Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	1561
Property Address:	3433 Cook
Owner:	Ben Horiuchi
Phone:	303.399.8474

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

### Items To Be Removed By Owner Before Start Of Remediation:

(Use additional sheets as necessary)

*Sprinkler*

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	All items in back yard / wood, tools, trailer.
Item:	See photos
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	



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**Items To Be Removed By Contractor During Remediation And Not Replaced**  
(Use additional sheets as necessary)

Item:
Item:
Item:
Item:
Item:
Item:
Item:

**Items To Be Removed By Contractor During Remediation And Replaced**  
(Use additional sheets as necessary)

Item:
Item:
Item:
Item:
Item:
Item:
Item:



**Landscape Inventory**  
(Use additional sheets as necessary)

Item	Quantity	Unit	Description/Explanation
Total Area Of Property To Be Excavated		Square Feet	
Number of trees > 2 inch trunk diameter			
Number of trees < 2 inch trunk diameter			
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc.  Attach a sketch of the sprinkler layout.			Zones: _____  Heads: _____  Control Valves: _____
Number of and total size of all gardens / flower beds.  Attach a sketch of relative sizes and locations.	# Of Beds: _____  # Of Gardens: _____		Ft <sup>2</sup> Of Beds: _____  Ft <sup>2</sup> Of Gardens: _____



Item	Quantity	Unit	Description/Explanation
<p>Agreed upon value of plant materials <u>not to be replaced</u> by contractor.</p> <p>Note this value will be used to issue a plant voucher to the property owner.</p>	Total # Of Beds: _____	\$	<p><i>may sample rosebushes in city prop.</i></p> <p>Total Ft<sup>2</sup> Of Beds To Be Replaced With Certificate: _____</p>
<p>Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed.</p> <p>Include a sketch of where each plant will be placed by the contractor.</p>		Each	Only Use For Plants That Are Being Saved and Re-planted
<p>Agreed upon area of property to be replaced with grass sod.</p> <p>Include a sketch of the area(s) to be replaced with grass sod.</p>		SF	Total Ft <sup>2</sup> Of Sod To Be Laid: _____
<p>Area of City or County property to be landscaped per their requirements.</p> <p>Include a sketch of the area (s)</p>	Total Ft <sup>2</sup> : _____	SF	Sod: _____ Brown Mulch: _____ Red Mulch: _____
<p>Agreed upon area of property to be replaced with mulch.</p>	Total Ft <sup>2</sup> Of Mulch: _____	SF	Red: _____ Brown: _____



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Item	Quantity	Unit	Description/Explanation
Agreed upon area to be replaced rock.	Total Ft <sup>2</sup> Of Rock: _____	SF	Large: _____ Medium: _____ Small (pea gravel): _____ Driveway Gravel: _____
Agreed upon area to be replaced with no groundcover.	Total Ft <sup>2</sup> With No Groundcover: _____		

**Additional Comments / Instructions:**





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**Additional Comments / Instructions Continued:**

☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☒ I agree

☐ I do not agree

☒ I agree

☐ I do not agree

*Ben Huli*

Owner's Signature

11/11/04

Date

*Amy Jan*

Contractor's Signature

11/11/04

Date



**U.S. Environmental Protection Agency  
Vasquez Boulevard I/70 Superfund Site  
Replacement Certificate**



**US Army Corps  
of Engineers**  
Omaha District

**Property Owner**

Ben Horiuchi

**Property Address**

3433 Cook Street

**Property Identification Number**

1561

Material Removed	Quantity	Unit Price	Replacement Value
Flower bed area (square feet)			
Trees			
Itemized shrubs/bushes	15	\$12.00	\$180.00
<b>Total</b>			<b>\$180.00</b>

The acceptance of the replacement certificate and the signature below is full acknowledgement by the property owner that this is a fair and reasonable compensation for plant materials removed during remediation activities, but not planted or installed by the government or it's contractors.

The total amount of \$180.00 has been received by the owner in the form of a replacement certificate, # 14440, to be utilized at Paulino's Gardens, 6300 N. Broadway, Denver, CO 80216.

X Ben Horiuchi 5.18.05 [Signature] 5/18/05  
Property Owner's Signature Date Contractor's Signature Date



**U.S. Environmental Protection Agency  
Vasquez Boulevard I/70 Superfund Site  
Replacement Certificate**



**US Army Corps  
of Engineers**  
Omaha District

**Property Owner**

Ben Horiuchi

**Property Address**

3433 Cook Street

**Property Identification Number**

1561

Material Removed	Quantity	Unit Price	Replacement Value
Flower bed area (square feet)			
Trees	1	\$50.00	\$50.00
Itemized shrubs/bushes			
<b>Total</b>			<b>\$50.00</b>

The acceptance of the replacement certificate and the signature below is full acknowledgement by the property owner that this is a fair and reasonable compensation for plant materials removed during remediation activities, but not planted or installed by the government or it's contractors.

The total amount of \$50.00 has been received by the owner in the form of a replacement certificate, # 14654, to be utilized at Paulino's Gardens, 6300 N. Broadway, Denver, CO 80216.

X Ben Horiuchi 5.18.05  
Property Owner's Signature Date

[Signature] 5/18/05  
Contractor's Signature Date



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## Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

Property ID:	1561
Property Address:	3433 Cook Street
Owner:	Ben Horiuchi
Phone:	

### Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:
----------------------

- ☒ I agree restoration is completed, except as noted
- ☐ I do not agree restoration is completed
- ☐ I agree that the sprinkler system is working properly following reinstallation by contractor

Ben Hamt 5-18-05  
Owner's Signature      Date

[Signature] 5/18/05  
Contractor's Signature      Date

**CHANGE ORDER**  
**VBI-70**

Property # 15161

Property Address: 3433 Cook St.

Owner: Ben Horiuchi

Date: 3-17-05

Will remove red fence and put a chain  
link fence in place of the red fence.  
- will not replace red fence.

- Will remove trees/bushes in front yard  
along home, to left of porch and not replace  
There are (5) five trees

Owner Signature: Ben Horiuchi

Contractor Signature: Morgan Redfern

**CHANGE ORDER**  
**VBI-70**

**Property #** 1561

**Property Address:** 3433 Cook St.

**Owner:** Ben Horiuchi

**Date:** 3-16-05

- will put sod on the front yard hill  
instead of red mulch.

- contractor can trim the lower branch  
on front yard tree.

**Owner Signature:** Ben Horiuchi

**Contractor Signature:** [Signature]



## RESTORATION CHANGE ORDER VB/I-70

Property ID # 1561

Property Address 3433 Cook

Owner Name Ben Horiuchi

Date 8-4-2-05

### Comments

Leave 6 feet of only soil on slope  
in front yard. We are not responsible  
for any washouts.

Owner Signature Ben Horiuchi

Contractor Signature [Signature]



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## Real Property Records

Date last updated: Friday, November 05, 2004

### Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to property tax information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property sales information for all Denver neighborhoods](#)

#### PROPERTY INFORMATION

Property Type: Residential

Parcel: 0225130010000

Name and Address Information

Legal Description

HORIUCHI,BEN &  
MATOBA,YOUIKO  
3433 COOK ST  
DENVER, CO 80205

L 23 & 24 BLK 7 J COOK JRS N  
DIV OF CAPITOL HILL  
RESIDENTIAL

Property Address:

Tax District

3433 COOK ST

DENV

#### Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	25100	2000		
Improvements	167500	13330		
Total	192600	15330	0	15330
Prior Year				
Land	25100	2000		
Improvements	167500	13330		
Total	192600	15330	0	15330

Style: One Story

Reception No.: 0000030465

Year Built: 1951

Recording Date: 04/11/91

Building Sqr. Foot: 1,186

Document Type: Warranty

Bedrooms: 2

Sale Price:

Baths Full/Half: 2/0

Mill Levy: 64.162

Basement/Finished: 1186/915

Lot Size: 6,250

Zoning: R2





**Ben Horiuchi**

3433 Cook St.  
Denver, CO 80205-4319



VB/I-70 Command Post  
10 E. 55th Avenue  
Denver, CO 80216



GREETINGS  
FROM  
FAR AWAY



80216+1769 11



## Consent For Access To Property

### RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

<b>Owner's Name:</b>  Ben Horiuchi	<b>Phone:</b> 303 399 8474
--	----------------------------

<b>Addresses of Properties covered by this Agreement:</b>	<b>Address:</b> 3433 Cook St
	<b>Address:</b> _____
	<b>Address:</b> _____

### PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed. The Grantor will have an opportunity to review and approve the planned soil removal and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

### ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:

## Consentimiento para el Acceso de la Propiedad

### DERECHO A ENTRAR LA PROPIEDAD

El otorgante (dueño/a de la propiedad) le da permiso y autoriza la Agencia para la Protección del Medio Ambiente de los Estados Unidos (EPA) y/o a sus representantes autorizados (Cesionario) a entrar y a llevar a cabo algunas actividades ambientales en la propiedad a continuación:

<b>Dueño/a de la Propiedad:</b>  <b>Ben Horiuchi</b>	<b>Número de Teléfono:</b>
--	----------------------------

<b>Dirección de las Propiedades Cubiertas por este Acuerdo:</b>	<b>Dirección:</b> 3433 Cook St
	<b>Dirección:</b>
	<b>Dirección:</b>

### PROPÓSITO DE LAS ACTIVIDADES AMBIENTALES

La EPA solicita el acceso a tomar muestras de tierra y a remover la tierra en su propiedad que tiene concentraciones altas de arsénico y/o plomo que podrían ser peligrosos a su salud. La tierra será removida y el(las) área(s) excavada(s) serán reemplazadas con materiales limpios. Este trabajo estará realizado abajo del Vasquez Boulevard/I-70 Superfund Site programa de remediación.

Un representante de la EPA contactará al Otorgante personalmente para discutir el trabajo que se va a realizar en la propiedad del Otorgante. El Otorgante tendrá la oportunidad de examinar y sancionar el plan de removimiento de tierra y el trabajo de restoración antes de comenzar. Cuando el trabajo se termine, el Otorgante revisará el trabajo, confirmará su terminación y cumplirá con su aprobación. Después de la terminación del trabajo, el Otorgante recibirá un documento escrito por la EPA que indicará que la propiedad ha sido remediada.

### ACCIONES DE LA ACTIVIDAD AMBIENTAL

Por su firma de este Acuerdo de Acceso, el Otorgante concede el EPA, sus empleos, contratadores y subcontratadores el derecho a entrar la propiedad, en tiempos razonables y sin noticia anterior, para el único propósito a realizar el trabajo aquí descrito. Este acceso debería persistir en efecto hasta que el trabajo haya sido terminado. El Otorgante también está de acuerdo con:

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

**AGREEMENT NOT TO INTERFERE**

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact the VB/I-70 Command Center at (303) 487-0377.

☒ I grant access to my properties

☐ I do not grant access to my properties

Ben Houl 10-16-04  
Signature Date

\_\_\_\_\_  
Signature Date

☐ I would like to be present during any sampling that is required.

☒ My property has a working sprinkler system that will need to be replaced.

- Remover obstrucciones, incluyendo botes, remolque, vehículos, juguetes de niños, montones de madera, casas de perros, etc.
- Remover bulbos de flores, u otras plantas que el Otorgante o inquilino del Otorgante quisiera guardar;
- Regar y mantener el reemplazo de vegetación, incluyendo la aplicación de fertilizante, subsecuente a la riega inicial por la EPA, a menos que el uso de agua esté restringido por la Junta de Agua de Denver.
- Seguir las recomendaciones de la guía de Salud y Seguridad de la EPA;
- Si la propiedad es rentada, asistir a la EPA a obtener la aprobación del inquilino para tener acceso a la propiedad dende se va a llevar a cabo el trabajo, si acaso la EPA no logra obtener acceso; y
- Permitir a hacer un video y/o tomar fotos de la propiedad, incluyendo el área exterior y interior del edificio.

#### ACUERDO A NO INTERFERIR

El Otorgante está de acuerdo a no interferir o meterse en cualquier actividad o trabajo hecho, o equipo que va a llevar a cabo las actividades en la propiedad, o arriesgar la salud o bienestar de los Cesionarios o el medio ambiente, o permitir otras personas a usar la propiedad en alguna manera.

Si tiene preguntas sobre este programa, por favor llame al centro de comando de VB/I-70 a (303) 487-0377.

☐ Si, yo permito acceso a mi propiedad.

☐ No permito acceso a mi propiedad.

\_\_\_\_\_  
Firma

\_\_\_\_\_  
Fecha

\_\_\_\_\_  
Firma

\_\_\_\_\_  
Fecha

☐ Me gustaría ser presente durante de cualquier colección de muestras.

☐ Mi propiedad tiene un sistema de regar plantas y sacate (sprinkler system).